

# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, January 27, 1966

The meeting was called to order at 7:30 P.M. by Chairman Everett V. Eschbach.

### ROLL CALL

Present: Mrs. Hager, Mrssrs. Eschbach, Hilley, Reynolds, Russell—6.

Absent: Mrssrs. Griffin, Ramey, Rosa—3.

Councilman Horace Bradshaw, Mr. Bill Mateer, Mrs. Ann Oliver, Mr. Thayer Winegardner, and Mr. Lloyd Moles were also in attendance.

It was moved and supported that the minutes of December 28, 1965 be approved.

Motion carried unanimously.

Mr. Russell gave a brief report on the Committee for the Selection of a Mall Consultant held Wednesday, January 26, 1966. The Committee interviewed Mrs. Jane Smith and Mr. Jack Drew of Lansing. The Committee decided to interview two landscape architects from outside Lansing who have designed and constructed malls.

Mr. William Mateer, Housing Director introduced Mrs. Ann Oliver as Chairman of the Housing Commission. He showed slides that were taken in Saginaw, Michigan of the elderly high rise apartment building recently constructed. He stated that there were 97 units and the land area was 1.8 acres. The age limit was 62 and over. Mr. Mateer stated that the Housing Commission is requesting that a site in the Urban Renewal Area be reserved for a low-rent high rise apartment building for the elderly in the City. Mrs. Oliver stated that the Urban Renewal Area has facilities available to the elderly such as parks, near the downtown area and the Capital and the Housing Commission recommends this site even though other sites have been investigated.

It was moved by Reynolds and seconded by Russell that parcels 11-2, 5-2, 5-3, and 5-4 be recommended to the City Council for approval to purchase for the amount of \$225,450.00. City Council approval is also requested to recommend the purchase

of the irremovable fixtures on parcel 11-2, 5-2, and 5-4 and approve payment to the property owners in an amount not to exceed \$12,239.00.

Approved unanimously.

Mr. Winegardner reported to the Board on the recent options and other owner contacts by the acquisition agents.

It was moved by Hilley and seconded by Reynolds that the Boards recommendation of December 23, 1965 that all parcels of land in blocks 7 and 10 unacquired by January 15 be authorized for condemnation be amended to read that all parcels of land in the project area that are unacquired by February 15, 1966 be authorized for condemnation.

Approved unanimously.

It was moved by Hilley and seconded by Russell that the Redevelopment Director prepare the necessary documents for advertising Parcels 4, 5B, 5C, 6, 7, and 8 for redevelopment proposals, and that the Lansing City Council authorize their submission to the Federal Agency for approval and that the time element be 120 days for submission of proposals with the same method used as in Proposal No. 1 which was received on October 26, 1965.

Approved unanimously.

It was moved by Reynolds and seconded by Hager that the Board recommend to the City Council that an extension of a 90 day period for continued negotiations and consideration of parcels 11, 12, and 13 be approved.

Approved unanimously.

It was moved by Hilley and seconded by Reynolds that the Board recommend to the City Council that it authorize the entering into a Federally Secured, Private Short-Term Loan and that any excess cash not

needed during any current 90 day period be invested in 90 day government bills which would yield about 4.5%.

Approved unanimously.

Mr. Folkers explained to the Board that the use of these Temporary Loan Notes is recommended by the Federal Agency since interest costs are lower than under a Direct Federal Loan such as we have been using. The loan notes would be for a 12 month period with an estimated interest rate of 2.4% as contrasted with our present interest of 4½% on a direct Federal loan. These notes are tax exempt and are advertised nationally in the Daily Bond Buyer along with loan notes from other urban renewal projects. The notes for an estimated \$5,000,000 would be used to repay

our existing Direct Federal Loans and provide working cash during the next 12 months.

It was moved by Reynolds and seconded by Hager that the Urban Redevelopment Board concur with the Planning Board recommendation to City Council on the expansion of the boundaries of Project No. 1 be amended so as to include the Poxson property located at 208 E. Michigan Ave.

Approved Unanimously.

Meeting adjourned at 10:50 P.M.

URBAN REDEVELOPMENT BOARD,

WINSTON E. FOLKERS,  
Secretary.

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## OFFICIAL PROCEEDINGS OF THE BOARD OF TRUSTEES OF THE CITY OF LANSING EMPLOYEES' RETIREMENT SYSTEM

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### Proceedings, January 18, 1966

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February 1, 1966

Lansing, Michigan

Retirement Board Room

8th Floor, City Hall

10:00 A.M.

The Board of Trustees met in special session and was called to order by Chairman, Harland Kline.

Present: Trustees Kline, DeFord, Bodwin, Dean, Graves, Murningham and Wilcox—7.

Absent: Trustee Roe—1.

Present: Raymond W. Burgess, Secretary  
—1.

By Trustee Dean—

Resolved by the Board of Trustees of the City of Lansing Employees Retirement System that the Secretary be authorized to exchange the following securities:

\$115,000. Par Value U. S. Treasury 4% Notes due 8-15-66, for \$115,000. Par Value U. S. Treasury 5% Notes due 11-15-70.

The Board Adjourned.

RAYMOND W. BURGESS,  
Secretary,

# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Special Meeting, February 3, 1966

Meeting was called to order at 11:30 A.M. by Chairman Everett V. Eschbach.

### ROLL CALL

Present: Mrs. Hager, Mssrs. Eschbach, Griffin, Hilley, Ramey, Russell—6.

Absent: Reynolds, Rosa—2.

Mr. Bruce King and Mr. Lloyd Noles were also in attendance.

The purpose of the meeting was to recommend to the City Council that it reject the Lansing Area Redevelopment Corporation proposal on parcel 15 due to the fact that the Chicago Regional Office of Housing and Urban Development did not concur in the disposal since the proposal included office and motor hotel which were not permitted in the Urban Renewal Plan.

It was moved by Ramey and seconded by Russell that the Board recommend to the City Council that it follow the recommendation of the Federal Agency to reject the proposal for Parcel 15 and authorize the publishing of a notice of the City's desire to negotiate disposal of Parcel 15 by adopting the two proposed resolutions considered at this meeting.

Motion carried unanimously.

It was moved by Ramey and seconded by Hilley that the Board rescind its motion at its January 27 meeting to recommend to the City Council that an extension of a 90 day period for continued negotiations and consideration of parcels 11, 12, and 13.

Motion carried unanimously.

It was moved by Hilley and seconded by Ramey that the Board recommend to the City Council that an extension of a 90 day period be granted for continued negotiations and consideration of the Michigan State Dental Association proposal on Parcel 11.

Motion carried unanimously.

It was moved by Hilley and seconded by Hager that the Board reject the proposals as submitted for parcels 12 and 13 by Stajos-Vanis-Heldmeyer and LaMacchia Associates, the Washington Grill Inc., and Mr. Simeon Dietrich since they did not meet the technical requirements of the Invitation to bid although modifications of their proposals would still be considered on a negotiated basis.

Motion carried unanimously.

A discussion was held on the hiring of an architectural consultant to assist businesses within the project in developing design ideas for redevelopment. The Director was requested to find out from the Chicago Regional Office as to the extent such services can be provided so that the Board will be able to formulate a specific recommendation to the City Council.

Meeting adjourned at 1:15 P.M.

URBAN REDEVELOPMENT BOARD,

WINSTON E. FOLKERS,  
Secretary.



set for Friday, February 18th at 8:00 A.M. at Holly's Restaurant, to review the Mobile Park Amendment.

Motion by Black, seconded by Bretz, that the City Council be asked to set a public hearing on the proposed amendments to the Code of Ordinances by revising sections 36-25, 36-28, 36-46, and 36-37 requiring greater lot area per dwelling unit and a higher ratio of parking per dwelling unit in both the "D-M" and "D" zoning districts, for Tuesday, March 8, 1966 at 7:30 P.M. in Court Room No. 1, Sixth Floor of City Hall.

Motion carried by unanimous vote.

### CAPITAL IMPROVEMENTS

The Secretary reported on future meetings with the Chamber of Commerce and the Mayor to discuss the program.

### FINANCE

Motion by Siebert, seconded by Heino that \$800.00 be transferred from the account 170 110 to the 170 301 account to provide funds for printing supplies.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Heino, and Siebert—5.

Nays: None.

### PLANNING DIRECTOR'S REPORT

Motion by Siebert, seconded by Black that the 1966-67 Budget and Work program be approved subject to the corrections as noted on Page 7 and 8 of the report.

Motion carried by unanimous vote.

The current status of the Community Renewal Program and its staffing was discussed.

Moved by Siebert and seconded by Heino that the meeting adjourn.

Meeting adjourned at 9:25 P.M.

RAYMOND C. GUERNSEY,  
Secretary.

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# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

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## Proceedings, February 24, 1966

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The meeting was called to order at 7:30 P.M. by Chairman Everett V. Eschbach.

### ROLL CALL

Present: Eschbach, Griffin, Hilley, Ramey, Reynolds, Rosa—6.

Absent: Mrs. Hager—1.

It was moved and supported that the minutes of January 18, January 27, and February 8 be approved.

Motion carried unanimously.

Mr. Rosa, Chairman of Committee for the Selection of a Mall Design Consultant reported that the Committee was not prepared to make a recommendation yet and

the next meeting of the Committee would be at noon, March 9.

It was moved by Hilley and seconded by Rosa that parcel 5-14 be recommended to the City Council for approval to purchase for the amount of \$19,500. City Council approval is also requested to recommend the purchase of the irremovable fixtures on Parcel 5-14 in an amount not to exceed \$2,400.

Motion carried unanimously.

It was moved by Rosa and seconded by Russell that Charles Green be given until March 15 under the present time extension for obtaining any remaining options and then turning the property files back to the Department for processing. This would terminate the services of the acquisition agency for these parcels under the con-

tract. It is also recommended that a letter as amended from the Director be sent to interested parties in the property under condemnation explaining the reasons for the hearing scheduled for April 11.

Motion carried unanimously.

It was moved by Rosa and seconded by Reynolds that the Board recommend to City Council that the contract with Thomas Craig for the appraisal of the Knights of Columbus and Tussing Office buildings be terminated with a payment of \$2,000 for services completed and that Mr. Jerry Walsh be retained under contract for the appraisal of the Tussing Office Building for \$2,000.

Motion carried unanimously.

It was moved by Ramey and seconded by Rosa that the Board recommend to City

Council to advertise for demolition bids on Parcels 1-7, 1-8, 1-9, and 1-10 in order for Community College to proceed on schedule and also advertise for bids on Parcels 3-9, 3-10, 3-11, 3-12, 3-13, 11-1, 11-2, 11-3, 11-4. The latter group would be demolished after April, but by including them in this bid a better price should be obtained.

Motion carried unanimously.

Mr. Ramey reported to the Board that the Community Renewal Program Committee has had several meetings with Mr. Adley who is to assist in the preparation of a revised work program.

Meeting adjourned at 8:35 P.M.

URBAN REDEVELOPMENT BOARD,

WINSTON E. FOLKERS,  
Secretary.

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## OFFICIAL PROCEEDINGS OF BOARD OF PUBLIC SERVICE OF THE CITY OF LANSING

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### Proceedings, March 2, 1966

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Meeting called to order by Chairman Milks at 7:30 P.M.

Present: Messrs. Guyselman, Hack, Milks, Mosher, Peck, Russell, Tietz—7.

Absent: Mrs. Borgman—1.

Mrs. Borgman was excused from the meeting.

Minutes of the previous meeting were approved as printed.

#### COUNCIL REFERRALS

Request of James T. Kallman to vacate the alley located at the rear of 1518 S. Washington Avenue.

Committee on Streets and Sidewalks recommends that the request be granted inasmuch as the South Baptist Church owns all adjacent property except a portion of Lot 4 which they are currently buying under a land contract.

Motion by Mr. Mosher supported by Mr. Peck that the report of the Committee be adopted.

Carried.

Request of James T. Kallman relative to release of Right-of-way across and through Lot 3 of Johnson Addition west of Washington Avenue and south of Moores River Drive for South Baptist Church.

Committee on Streets and Sidewalks recommends that the request be granted inasmuch as the South Baptist Church is desirous of placing an addition to their existing buildings.

Motion by Mr. Mosher supported by Mr. Peck that the report of the Committee be adopted.

Carried.

Letter from Camile Abood, attorney for Gary Robinson, requesting the selling or leasing of portion of property on Banghart Road.



ment of Mr. Pesterfield's membership in the Air Pollution Control Association.

Motion carried.

The next meeting will be held April 26, 1966, at 7:30 p.m., in Room 136, City Hall.

It was moved by Mr. Ansley, seconded by Mr. Dodson, that the meeting be adjourned.

Motion carried. The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

MARVIN TABLEMAN,  
Chairman,

NORMA DONOVAN,  
Secretary.

## OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

### Proceedings, March 24, 1966

The meeting was called to order at 7:30 P.M. by Chairman Everett V. Eschbach.

#### ROLL CALL

Present: Mrs. Hager, Mrssrs. Eschbach, Hilley, Ramey, Rosa, Russell—6.

Absent: Griffin, Reynolds—2.

Mr. King, Mr. Green, and Mr. Moles were also in attendance.

It was moved and supported that the minutes of February 24, 1966 be approved.

Motion carried unanimously.

Mr. Rosa, Chairman of the Committee for the Selection of a Mall Design Consultant reported that the Committee had interviewed Eichstedt and Grissim of Grosse Point, Johnson, Johnson and Roy of Ann Arbor, Jane Smith and Associates of Lansing, and Jack Drew and Associates of Lansing. He stated that the Committee as a whole wanted to consider a local firm but felt that Johnson, Johnson and Roy had the best staffing, experience, and facilities.

It was moved by Rosa and supported by Ramey that the Board recommend to the City Council that the city retain Johnson, Johnson and Roy, Inc. as the consultant for designing the Washington Avenue mall.

Motion carried unanimously.

Mr. Ramey, Chairman of the Community Renewal Program Committee, reported that the Committee had met with the C.R.P. Coordinator, David F. Machtel, Jr. and Mr. Harry Adley, C.R.P. Consultant. He stated that Mr. Adley is reviewing the C.R.P. application with the staff to suggest what amendments or revisions are desirable.

It was moved by Rosa and supported by Ramey that parcels 8-4, 8-5, 8-6, and 5-11 be recommended to the City Council for approval to purchase for the amount of \$198,500. City Council approval is also requested to recommend the purchase of the irremovable fixtures on parcels 8-5 and 8-6 and approve payment to the property owners in an amount not to exceed \$10,882.

Motion carried unanimously.

Mr. Folkers reported to the Board the reasons for the Federal rejection of the proposed amendment to Project No. 1 to include the Poxson property located at 206-208 E. Michigan Avenue. He stated that since the building is not substandard, the Administrator in Chicago would not be able to sign the statement required in the Housing Act of 1964, which would require certification that the building's acquisition is necessary to carry out the urban renewal plan and is not capable of rehabilitation. He also stated that the inclusion of this property might be considered in the future if a Project is submitted for the area South of Michigan Avenue since it then would be considered as part of a Project and not a revision of the Project boundary to include one standard structure.

The Director reported that officials in the Chicago Regional Office of the Urban Renewal Administration stated during a recent discussion that a contract for architectural services to assist in making redevelopment proposals could be an eligible Project cost. A Committee for selecting an architectural firm will be appointed at a later date.

It was moved by Ramey and supported by Rosa that the necessary action as required by the Federal Agency be taken in obtaining a reappraisal for Parcel 15 for which the Lansing Area Redevelopment Corporation has made a proposal.

A revised site plan by Stajos, Vanis, Heldmeyer, and LaMacchis was discussed. The Board suggested that they be informed that their submission was favorably received that the City will review the plans so as to coordinate development with the parking ramp, adjacent buildings, and the mall.

Mr. King reported to the Board the status of the condemnation hearings.

Mr. Green gave a report to the Board on the status of acquisition of property.

Mr. Ramey suggested to the Board that any printing of signs and pamphlets be done in union shops. It was suggested that this item be brought up at the next regular Board meeting.

Meeting adjourned at 9:00 P.M.

URBAN REDEVELOPMENT  
BOARD,

WINSTON E. FOLKERS,  
Secretary.

B

School and ask for some safety device to be erected.

By Councilman Dean—

Resolved by the City Council of the City of Lansing:

That the attached claims be allowed and the City Clerk be and she is hereby authorized to draw orders on the City Treasurer for the amount allowed each claimant, in the amount of \$228,321.80.

Adopted by the following vote:

Unanimously.

Council adjourned at 9:30 P.M.

RITA BAUMAN,  
Deputy City Clerk.

Lansing, Michigan

May 16, 1966

B/C

## OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

### Proceedings, April 28, 1966

The meeting was called to order at 7:30 P.M. by Chairman Everett V. Eschbach.

#### ROLL CALL

Present: Mrs. Hager, Mrssrs. Eschbach, Hilley, Griffin, Reynolds, Rosa, Russell—7.

Absent: Mr. Ramey—1.

Mr. Bradshaw and Mr. Moles were also in attendance.

It was moved and supported that the minutes of March 24, 1966 be approved.

Motion carried unanimously.

Mr. Bradshaw gave a brief report on his trip to Tampa, Florida to attend a Parking Conference.

It was moved by Russell and supported by Hilley that parcels 5-14 and 8-2 be recommended to the City Council for approval to purchase for the amount of \$146,290 for the real estate and the purchase of the irremovable fixtures in an amount not to exceed \$18,487.

Motion carried unanimously.

The Director gave a brief report to the Board on the legal status and acquisition of property in the project area. He re-

ported there are 36 parcels of land under condemnation and when condemnation action on the remaining parcels was taken in February, 44 parcels were included but 8 parcels have been optioned.

The Director explained to the Board the action that was taken at the "show cause" hearings.

Since the Board had recommended to the City Council at the last meeting that the firm of Johnson, Johnson, and Roy be hired to design the Washington Avenue mall, a proposed work schedule and the fees involved was submitted by the firm by letter. This scope of services and fees will be incorporated into a contract. Mr. Bradshaw stated that the Redevelopment Committee of he City Council could now use this information in making their recommendation on the use of the firm of Johnson, Johnson, & Roy.

The Chairman reported to the Board that the legislation permitting use of commercial facilities in the ground floor of parking ramps has passed the Senate and with its approval by the House and signing into law it will legally permit the City to enter into a leasing arrangement.

The Director pointed out that both the A & P Store and the Sunoco Service Station which are being displaced from the Project have shown an interest in leasing.



It was moved by Hilley and supported by Griffin that the Director attend the NAHRO North Central Regional Conference May 22-24 in Madison, Wisconsin.

Approved unanimously.

A letter from the Purchasing Director regarding Union Labels on printing was read and placed on file.

A letter from Mr. Swartzel of the Chicago Regional Office regarding Community Relations was read. The Director

stated that he had discussed this letter with Mr. Horowitz, Community Relations Officer of the Regional Office, subsequent to the letter explaining present citizen incoherence in City Boards and the possibility of an over all citizens advisory committee for community improvement as part of the City's Community Renewal Program.

Meeting adjourned at 8:55 P.M.

URBAN REDEVELOPMENT BOARD,

WINSTON E. FOLKERS,  
Secretary.

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## OFFICIAL PROCEEDINGS OF THE PLUMBING BOARD OF THE CITY OF LANSING

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### Proceedings, April 14, 1966

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Meeting was called to order by Chairman, George Wyllie at 7:30 p.m.

Members present: Ralph Guthrope, Wm. Miles, George Wyllie, George Denfield, John Brady, Larry Kain, G. J. Turney—7.

Inspectors: Arnold Dell, Leo Fox—2.

Absent: Councilman Glenn Dean—1.

Minutes of the March 10 was corrected, Mr. Raymond Barnhart was not granted a drain-layers license. Minutes were approved with the correction.

Mr. Dell reported to the Board that the City Attorney's office had not given the final approval of the amendment to the Plumbing Code.

A letter was read by Arnold Dell regarding complaint of a sewer cleaner's work and amount of fee charged. The letter was recorded and placed on file.

Discussion by the Board regarding the possibility of a cross connection with a

direct connection of the municipal water supply to a underground sprinkling system. Any underground sprinkling system must be so insalled to prevent any back-siphonage in the distribution system.

Discussion of the portable homes and classrooms regarding the plumbing complying to the local codes. All installations to be checked by the plumbing department.

Mr. Raymond Barnhart was granted a drain-layers license after completing his second written examination.

Mr. Glenn Bliss completed a written examination for a drain-layers license. The Board objected to granting a license to Mr. Bliss.

Meeting adjourned at 9:15 p.m.

Respectfully submitted,

G. J. Turney, Secretary.

# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, May 26, 1966

The meeting was called to order at 7:30 P.M. by Chairman Everett V. Eschbach.

### ROLL CALL

Present: Eschbach, Hilley, Ramey, Reynolds, Rosa, Russell—6.

Absent: Hager, Griffin—2.

Mr. Bruce King, Mr. Charles Green and Mr. Curt Hanes were also in attendance.

It was moved and supported that the minutes of April 28 and May 5 be approved.

Motion carried unanimously.

Mr. Green, Acquisition Agent, reported to the Board that of the 108 parcels in the project 77% have been acquired. He gave a report to the Board as to the status of each unacquired parcel left in the project. Mr. Green suggested that his contract be extended to July 1, 1966 so as to obtain six additional parcels. He desired to continue negotiation on all parcels of property up until the day the court sets a hearing for evaluation. This includes the 24 parcels that were turned over to Mr. King on May 24.

It was moved by Russell and supported by Hilley that Charles Green be given until July 1, 1966 under the present time extension for obtaining six additional parcels. It was also recommended that he be compensated for all work completed up to July 1, 1966. After a lengthy discussion the Board decided not to take any action pertaining to the time extension on the 24 parcels that had been turned over to Mr. King.

Motion carried unanimously.

It was moved by Rosa and supported by Ramey that parcels 3-15, 5-16 and 7-4 be recommended to the City Council for approval to purchase for the amount of \$253,000 for the real estate and the purchase of the Irremovable Fixtures in an amount not to exceed \$7,348.

Motion carried unanimously.

Mr. Rosa reported to the Board regarding the Civic and Government Affairs meeting he attended in which there were representatives from most architectural firms.

It was moved by Rosa and supported by Ramey that the Director send letters to individual architects in the city explaining the need for an architectural consultant.

Motion carried unanimously.

Mr. Ramey reported to the Board that the Community Renewal Committee approved the format of Mayor Murningham's Citizens Advisory Committee and the interested groups be contacted to name their representatives to the Committee. The Committee is designed to give representation to as many segments of community interested groups as possible.

Mr. Reynolds reported to the Board his trip with the Flint Chamber of Commerce to New Haven, Hartford, and Rockchester, Connecticut.

Meeting adjourned at 9:45 P.M.

Respectfully submitted,

URBAN REDEVELOPMENT  
BOARD,

WINSTON E. FOLKERS,  
Secretary.

# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, June 24, 1966

The meeting was called to order at 7:30 by Chairman Everett V. Eschbach.

### ROLL CALL

Present: Mrs. Hager, Messrs. Eschbach, Griffin, Hilley, Reynolds, Rosa, Russell—7.

Absent: Mr. Ramey—1.

It was moved and supported that the minutes of May 26 be approved.

Motion carried unanimously.

Mr. Griffin reported that the Committee for an Architectural Consultant have received letters from three architects indicating that they would be interested. He suggested that the Committee now interview the applicants.

It was moved by Russell and supported by Reynolds that parcels 7-11 and 10-11 be recommended to the City Council for approval to purchase for the amount of \$98,500. City Council approval is also requested to recommend the purchase of the irremovable fixtures on parcels 7-11 and 10-11 and approve payment to the property owners in an amount not to exceed \$2,100.

Motion carried unanimously.

The Director reported to the Board the status of Project No. 2. He stated that a map showing the names of owners of property and the legal description had to be made. He also gave the Board a general breakdown of the fees for each of the title companies contacted to supply the ownership data for each parcel in the project, title commitments and insurance, and closing services.

It was moved by Griffin and supported by Hager that the low bidder be awarded the contract for work to be done in Project No. 2.

Motion carried unanimously.

The letter of Thomas Sinas, Attorney for Stajos-Vanis, Heldmeyer, and LaMacchia Associates, to the Mayor and City Council was read. The letter inquired as to the acceptance of their proposal involving Parcel 12. In discussing the proposal it was pointed out that this proposal, along with the other proposals, have been submitted to Johnson, Johnson, and Roy for their review and recommendations so that a coordinated development along with the development of the mall can be assured. Also, the property is not yet available for development since condemnation of property is in process, which includes the clients of Mr. Sinas. and has involved some delay.

It was moved by Rosa and supported by Griffin that the Director send to the Mayor and City Council a proposed letter of intent to Stajos, Vanis, Heldmeyer, and LaMacchia stating that it is the City's intention to accept their proposal for redevelopment but that a firm commitment cannot be made until the design review and recommendation of the landscape architects are completed and the exact time of availability of the land is known.

It was moved by Russell and supported by Griffin that authorization for expenses be extended to Mr. Reynolds for his trip to Rochester, New York, New Haven and Hartford, Connecticut be approved as necessary to the conduct of the local Title I program.

Motion carried unanimously.

Meeting adjourned at 9:05 P.M.

Respectfully submitted,

URBAN REDEVELOPMENT  
BOARD,

WINSTON E. FOLKERS,  
Secretary.

T/C



# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, July 28, 1966

The meeting was called to order at 9:00 P.M. by Chairman Everett V. Eschbach.

### ROLL CALL

Present: Mrs. Hager, Messrs. Eschbach, Griffin, Reynolds, Rosa, Russell—6.

Absent: Hilley, Ramey—2.

Councilman Bradshaw, Chairman of the City Council Committee on Redevelopment, was also in attendance.

It was moved and supported that the minutes of June 23, be approved.

Motion carried unanimously.

Mr. Griffin, Chairman of the Architectural Consultant Committee, reported that the Committee interviewed J. Wesley Olds of Okemos, Angelo Lucia of East Lansing, St. Clair Pardee and C. Douglas Pardee of St. Johns, and Anthony Paparella of Lansing. He stated that these architects responded to a letter sent to all members of the Mid-Michigan Chapter of the American Institute of Architects inquiring as to their interest in being the architectural consultant on the urban renewal project. After interviewing the four applicants and considering their professional background, experience, professional capability and ability for working with people, it was the unanimous recommendation of the Committee that J. Wesley Olds be recommended to the City Council for hiring as the architect consultant for Project No. 1.

It was moved by Griffin and supported by Rosa that the Board recommend to the City Council that the city retain J. Wesley Olds as the architectural consultant for Project No. 1.

Motion carried unanimously.

The Director reported to the Board that a show-cause hearing was held on properties under condemnation July 5 in which property owners were to show why a jury

should not be selected to hear the condemnation cases. Mr. Francis Wery was the first party heard and after three days of testimony, Judge Salmon ruled against all the objections of Mr. Wilbur and Mr. Wery and in favor of the City. The Director stated that the next stage of the show-cause hearing will be held in the Circuit Court of Judge Salmon August 11 when Mr. Farhat and Mr. Turner will be heard on their objections to why a jury should be selected. At the instructions of Judge Salmon a date has also been set for the first week in October for a jury to sit for the first condemnation hearing.

The Director explained to the Board that the \$20,000 contract with Bruce King, attorney for the City, has been exhausted and that it will be necessary to amend the contract. The Director suggested that the contract be amended to increase though not to exceed limitation by \$15,000.

It was moved by Rosa and supported by Griffin that the contract with Bruce King be amended and that it be increased by \$15,000.

Motion carried unanimously.

A discussion was held on the probable need for some third appraisals being made on certain parcels in the Project and the use for them in court.

The Board discussed the hiring of an architect to design the parking ramps in the urban renewal project so as to coordinate the design with the private proposals for redevelopment. In addition the Director stated that there were several businesses interested in leasing space in parking ramps and an architect is also needed to do preliminary design work at same time.

It was moved by Rosa and supported by Griffin that a letter be sent to the City Council recommending the hiring of an architect for the parking ramps in the urban renewal area so that preliminary plans can be made at this time.

Motion carried unanimously.

The Director reported that the Buildings and Properties Committee of the City Council has approved the new floor plan for the 5th floor which will combine the Planning Department, Redevelopment, Community Renewal Program, Housing Commission, and Human Relations Office on this floor.

The Director reported to the Board that the Chicago Regional Office of the Department of Housing and Urban Development approved the offering of parcels in the 300 block of N. Washington Avenue for redevelopment. The Deadline for receiving proposals is November 7, 1966.

Being the first meeting in July, the Chairman stated that nominations were open for election of officers for the coming year.

It was moved by Rosa and supported by Reynolds to retain the present Board Officers in their same offices for the next year.

It was moved by Reynolds and supported by Rosa that nominations be closed.

Motion carried unanimously.

Mr. Eschbach will continue as Chairman of the Board and Mr. Griffin as Vice-Chairman.

Mr. Eschbach asked the Board if it would be more convenient for them if the regular board meetings were held at noon instead of at night. A short discussion followed but no action was taken at this time.

Mr. Reynolds was asked if he would show the slides he took on his trip to New Haven, Hartford, and Rochester, Connecticut at the next regular Board, meeting.

Meeting adjourned at 10:05 P.M.

URBAN REDEVELOPMENT  
BOARD,

WINSTON E. FOLKERS,  
Secretary.

M/C

# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, August 25, 1966

The meeting was called to order at 7:30 P.M. by Chairman Everett Eschbach.

### ROLL CALL

Present: Mrs. Hager, Messrs. Eschbach, Griffin, Hilley, Ramey, Reynolds, Rosa, Russell—8.

Absent: None.

Councilman Bradshaw and Dr. W. W. Young of Adley & Associates were also in attendance.

It was moved and supported that the minutes of July 28 be approved.

Motion carried unanimously.

Mr. Reynolds showed the Board the slides that he had taken on his trip with the Flint Chamber of Commerce to New Haven and Hartford Connecticut and to Rochester, New York. He showed the new department store development of Macy's in New Haven which is adjacent to a new parking ramp and Constitution Plaza in Hartford where several insurance companies have built new office buildings.

Mr. Bradshaw showed a few slides taken in Tampa, Florida on their low cost public housing developments.

Mr. Folkers explained to the Board revisions that were made in the contract with the Lansing Area Redevelopment Corpora-

tion and a letter to be sent to the Corporation recognizing that the financing of the project is dependent upon obtaining necessary leases.

Mr. Folkers reported to the Board that advertising for the 300 block of N. Washington Avenue is in process and interested developers were mailed information regarding the parcels for redevelopment. He explained that they have until November 7, to submit their proposals.

It was moved by Russell and supported by Rosa that the Board recommend to the City Council to advertise for demolition bids on Parcel 3-15 at the Northeast corner of Ionia and Seymour to be used for parking.

Motion carried unanimously.

It was moved by Reynolds and supported by Rosa that the Board recommend to the City Council that demolition of buildings in the 100 and 200 blocks of N. Washington Avenue take place in order to create a pedestrian walkway from parking lots to Washington Avenue.

Motion carried unanimously.

Meeting adjourned at 9:20 P.M.

URBAN REDEVELOPMENT  
BOARD,

WINSTON E. FOLKERS,  
Secretary.



# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, September 22, 1966

The meeting was called to order at 7:30 P.M. by Vice-Chairman Jack Griffin.

It was moved by Hilley and supported by Russell that 2000 copies of the progress report be printed.

### ROLL CALL

Present: Mrs. Hager, Messrs. Griffin, Hilley, Ramey, Reynolds, Rosa, Russell—7.

Absent: Eschbach—1.

It was moved and supported that the minutes of August 25 be approved.

Motion carried unanimously.

Motion carried unanimously.

It was moved by Hilley and supported by Reynolds that funds be made available for Richard Elbert to attend Michigan Society of Planning Officials conference in Petoskey October 5, 6, and 7.

Motion carried unanimously.

It was moved by Rosa and supported by Russell that Parcels 4-11 and 4-19 be recommended to the City Council for approval to purchase for the amount of \$47,000 for the real estate and the purchase of the Irremovable Fixtures in an amount not to exceed \$1,113.00.

Motion carried unanimously.

Mr. Rosa asked that a progress report on the Community Renewal Program be presented to the Board at the next regular meeting.

It was moved by Ramey and supported by Hager that funds be made available for Winston Folkers to attend the National Association of Housing and Redevelopment Officials (NAHRO) conference in New Haven, Connecticut November 19 through 22.

Motion carried unanimously.

Mr. King reported to the Board the status of land acquisition and condemnation hearings. Mr. King reviewed the Court hearings over the past two months and the next steps.

A discussion was held on the status of development plans of the Lansing Area Redevelopment Corporation, the proposals previously received in the 200 block of North Washington Ave., and the parcels now advertised for proposals. The Board suggested that they meet with the Committee on Redevelopment of the City Council concerning the redevelopment proposals.

A draft of a report on the urban renewal program and progress was reviewed.

Meeting was adjourned at 9:20 P.M.

Respectfully submitted,

URBAN REDEVELOPMENT  
BOARD,

WINSTON E. FOLKERS,  
Secretary.

# OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, October 27, 1966

The meeting was called to order at 7:30 P.M. by Vice-Chairman Jack Griffin.

### ROLL CALL

Present: Mrs. Hager, Messrs. Griffin, Hilley, Ramey, Reynolds, Rosa, Russell—7.

Absent: Eschbach—1.

Also in attendance were Bruce King, attorney, Horace Bradshaw, Chairman of Redevelopment Committee of City Council, David Machtel, CRP Coordinator and Lloyd Moles, State Journal.

It was moved and supported that the minutes of September 22, 1966 be approved.

Motion carried unanimously.

The Director explained to the Board the condemnation award for the Town Pump located at 328 N. Washington Avenue. He explained that the jury awarded \$14,000 to the lessor and \$1,500 to the lessee. The other compensation figures were agreed upon by the attorneys and judge during the hearing.

Mr. Bruce King reported to the Board the status of the properties under condemnation in the Court of Appeals and the Supreme Court. He reported that the appeal of Mr. Sinas to the State of Michigan Court of Appeals and the State Supreme Court requesting a preliminary injunction against further construction by the College in the urban renewal project was denied during the past two days by both courts.

David Machtel reported to the Board the status of the Community Renewal Program. He explained the new Citizens Advisory Committee for Community Improvement and its purpose to serve as an advisory agent of citizens of Lansing and their participation in the government and the urban renewal process. He further ex-

plained that the Community Renewal Program will analyze the economic, housing and population studies to determine how future prospects for jobs and housing relate to population project and characteristics. An evaluation of social resources will be made with particular emphasis on blighted and slum areas. A study of the relocation resources and requirements for future displacement of individuals and families will be initiated, and the pattern of residence and the quality of housing of minority groups will be undertaken. The CRP will also determine the goals of the community regarding future urban renewal programs and projects throughout the City.

It was moved by Russell and supported by Ramey that the Board recommend to City Council that Richard Zimmerman be reclassified as Redevelopment Assistant VIII, because of the responsibilities he is charged with and his performance on the job.

Motion carried unanimously.

The Director suggested displaying the urban renewal model in the store windows of what was formerly Hardy's along with 2 or 3 large outside signs in the Project identifying the Project. It was brought out that signs could be used in the future showing what is proposed for particular locations.

It was moved by Hilley and supported by Reynolds that application for Loan Note No. 4 in the amount of \$672,000 be applied for in order to continue the additional purchase of property.

Motion carried unanimously.

The Board was presented the draft of the Progress Report which will be completed by the next regular Board meeting.

Mr. Griffin requested that a demolition schedule be prepared for the next regular Board meeting showing what buildings can



be demolished without creating hardships or disrupting businesses.

It was moved by Hilley and supported by Reynolds that the Board recommend to the City Council to advertise for demolition bids on Parcels 5-16 (Phillips 66 Gas Station) and 4-3 (Weger Building).

Motion carried unanimously.

Meeting adjourned at 9:55 P.M.

Respectfully submitted,

URBAN REDEVELOPMENT  
BOARD,

WINSTON E. FOLKERS,  
Secretary.

## OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

### Proceedings, October 4, 1966

Meeting was called to order at 7:44 P.M. by Chairman Ramona J. Bretz.

#### ROLL CALL

Present: Black, Bretz, Fink, Gaus, Manz, Reynolds and Siebert—7.

Absent: Heino—1.

Mrs. Bretz gave an outline of the meeting.

#### HEARINGS

Z-81-66

Mr. Alan E. Tubbs, Planner, gave a description of the area and the proposed plan for the property at 1212 and 1218 W. Jolly Road, petitioned for rezoning from "A" residential to "D-M" multiple dwelling district; revised to Community Unit Plan.

Mr. Charles Felice, one of the owners, discussed the use of the lot next to the site.

Mr. Siebert asked the height of the proposed structure, and was informed it would be  $2\frac{1}{2}$  stories. The area contains 1.02 acres.

Matter was referred to the Zoning Committee.

Z-152-66

Mr. Joe D. Pentecost appeared for Peter D. and John T. Laboda in behalf of the petition to rezone the property at 909 W. Holmes Road from "H" light industrial and "J" parking to "F" commercial district;

and reported that he holds an option on this property. They propose to construct a restaurant with a seating capacity of about 135. The building will be 50 feet x 53 feet. It is impossible to fit the building on the portion zoned "H". Aerial photo and plat plans were presented together with a floor plan showing the elevation. This will be a new cosmopolitan building for the Burger Chef. This is not a speculative matter as leases have been signed pending the rezoning.

Mr. Fink asked the amount of parking space. Mr. Pentecost advised that the building will be 50 feet x 53 feet leaving approximately 20,000 square feet of open land.

Mr. Black asked if this would be a drive-in type of operation and was informed that it would not. All operations are inside, there will be no microphones or other outside equipment. They may have take-out, however.

Mr. Siebert asked if the ingress and egress would be off Holmes and was advised that it would be.

Matter was referred to the Zoning Committee.

Z-153-66

No one appeared in behalf of the petition to rezone the property at 914 N. Pine Street from "C" two family to "D-M" multiple dwelling district.

Matter was referred to the Zoning Committee.



# OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Special Meeting, November 15, 1966

The meeting was called to order at 11:30 A.M. by Chairman Everett Eschbach.

### ROLL CALL

Present: Mrs. Hager, Messrs. Eschbach, Hilley, Ramey, Reynolds—5.

Absent: Griffin, Rosa, Russell—3.

It was moved by Hilley and supported by Ramey that Parcels 1-3, 3-16, and 7-14 be recommended to the City Council for approval to purchase for the amount of \$342,000 for the real estate and the purchase of the Irremovable fixtures in an amount not to exceed \$21,600.

Motion carried unanimously.

The Director explained the redevelopment proposals submitted by Capitol Advertising for a 2½ store building and Franklin DeKleine for Parcels 5c, 6, 7, and 8. It was pointed out that Franklin DeKleine submitted a letter of intent since the development of the 100 block of North Washington Avenue was not set. Mr. Eschbach suggested that a letter be sent to Mr. DeKleine thanking him for his submission and assuring him that there will be property in the district for development, that he appears qualified, and that the Board would like to meet with him in the future.

It was moved by Hilley and supported by Reynolds that the Board notify Capitol Advertising that their proposal has been received and is generally acceptable but that it is necessary to coordinate their proposal with other developments in the project. Also, it was stated that the Board is enthusiastic with their interest and is

willing to cooperate with them and our consultants and meet with them in the immediate future.

Motion carried unanimously.

Mr. Phillip Gannon of Lansing Community College gave the Board a brief report on the expansion and development of the College. Mr. Gannon showed the site plan for development of the College and emphasized the importance of Project 2 proceeding quickly since their campus development depends upon it. A discussion was held concerning a delegation going to Washington to try and gain approval for the Project by showing the critical importance of it.

It was moved by Ramey and supported by Reynolds that the Redevelopment Department work with the officials in Washington regarding approval of Project No. 2.

Motion carried unanimously.

Mr. Eschbach suggested that a representative of the Board of Urban Redevelopment be present at meetings with developers interested in the project area and written reports be sent to other members following the meeting.

Meeting adjourned at 2:00 P.M.

Respectfully submitted,

URBAN REDEVELOPMENT  
BOARD,

WINSTON E. FOLKERS,  
Secretary.

# OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, November 23, 1966

The meeting was called to order at 7:30 P.M. by Chairman Everett Eschbach.

### ROLL CALL

Present: Mrs. Hager, Messrs. Eschbach, Griffin, Hilley, Ramey, Reynolds, Rosa, Russell—8.

Absent: None.

Mr. Bruce King was also in attendance.

It was moved and supported that the minutes of October 27 and November 15 be approved.

Motion carried unanimously.

The Director gave the Board a brief report on the Federal Auditor's findings. Two of the findings required technical changes in two contracts. The first change established a maximum amount to be paid under the property management contract with Mr. Albert Trudgen since maximums are required even though compensation is on a monthly basis.

It was moved by Hager and supported by Ramey that the contract for property management services with Albert Trudgen be amended to provide a maximum of \$5,000.

Motion carried unanimously.

The second contract change to comply with the audit findings was to extend the date of services with the Michigan Title Company.

It was moved by Hager and supported by Ramey that the contract with Michigan Title Company dated September 29, 1964, Paragraph 2 be amended to read as follows:

Time of Performance. The services of the contractor are to commence upon September 28, 1964, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purpose of this contract, but in any event all services required

hereunder shall be completed by completion date of Project No. Mich. R-87.

Motion carried unanimously.

Mr. King gave a brief report as to the legal status of the Project.

It was moved by Rosa and supported by Reynolds that a letter be sent to Mr. Emil Gallas indicating that the Board cannot make a commitment regarding the availability of Parcel 16 until Block No. 1 (Parcel 15) is settled.

Motion carried unanimously.

It was moved by Griffin and supported by Rosa that notification be sent to all property owners with regard to demolition schedule for buildings.

Motion carried unanimously.

The Chairman suggested that a date be set for a meeting with Capital Advertising and Franklin DeKleine with Board members and architect in order to review their proposals.

The Director gave a brief report on his trip to New Haven, Connecticut to attend the National Association of Housing and Redevelopment Officials Conference (NAHRO). He stated that the motor hotel development in New Haven is similar to what is being planned for the 100 block of North Washington Avenue in Lansing. The hotel and office building rise above two floors of retail development in New Haven and combine the same uses of similar size. The Director also stated that considerable discussion at the conference concerned the new Demonstration Cities Program which is just getting started.

Meeting adjourned at 9:15 P.M.

Respectfully submitted,

URBAN REDEVELOPMENT  
BOARD,

WINSTON E. FOLKERS,  
Secretary.



fiscal year. The Committee sincerely believes that these recommendations should represent the City's final proposal to the Firefighters Union.

Respectfully submitted,  
City Negotiating Committee,  
D. J. BODWIN,  
COLLINS E. THORNTON,  
REX STRUBLE.

Joe Woods of the Jack Tar Hotel expressed appreciation for the passage of the Ordinance on the sale of Beer and Wine on Sundays within the City of Lansing.

Mrs. Howard Gordon of 2415 Delta River Drive ask just what is planned for the Delta River Drive at this time.

By Councilman Dean—

Resolved by the City Council of the City of Lansing:

That the attached claims be allowed and the City Clerk be and she is hereby authorized to draw orders on the City Treasurer for the amount allowed each claimant, in the amount of \$47,555.46.

Adopted by the following vote:

Unanimously.

Council adjourned at 8:55 P.M.

THEO FULTON,  
City Clerk.

Lansing, Michigan

January 9, 1967

F/B

## OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

### Proceedings, December 22, 1966

The meeting was called to order at 7:30 p.m. by Chairman Everett Eschbach.

#### ROLL CALL

Present: Mrs. Hager, Messrs. Eschbach, Griffin, Reynolds, Russell—5.

Absent: Hilley, Ramey, Rosa—3.

Mr. Bruce King, Ray Guernsey and Curt Hanes were also in attendance.

It was moved and supported that the minutes of November be approved.

Motion carried unanimously.

Mr. Griffin gave a brief resume of the Committee of the Whole meeting with Richard Neller regarding a proposal for campus town development. Mr. Eschbach pointed out that Mr. Neller wanted to know the Board's attitude on residential development along with retail and offices in this area since a plan change would be required. Mr. Guernsey stated that the mixture of uses could be handled under a Community Unit Plan but the parking requirements for residential use in this area needs further study.

A Committee of The Whole meeting was suggested for 11:30 a.m. Wednesday, January 4, 1967 for a review of proposals submitted by Franklin DeKleine and Capital Advertising.

The Director gave a brief report on the field visit of Mr. West and Mr. LaPorte from the Chicago Regional Office of the Department of Housing and Urban Development surveying industrial areas that might qualify for urban renewal projects. Preliminary treatment areas under the Community Renewal Program are being delineated and one of the prime considerations is assisting existing industry at their present locations along with rehabilitation and conservation of the surrounding neighborhoods.

Mr. King gave a report as to the legal status of the Project.

Meeting adjourned at 8:45 p.m.

Respectfully submitted,  
URBAN REDEVELOPMENT  
BOARD,  
WINSTON E. FOLKERS,  
Secretary.